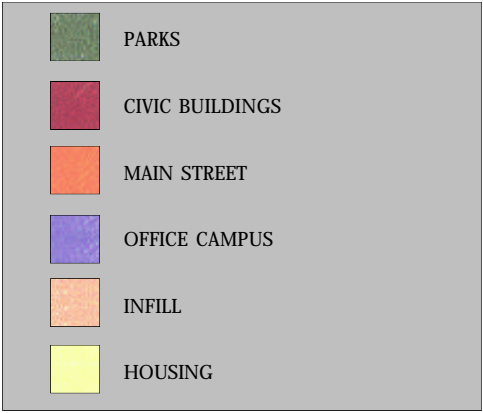


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a. DEVELOPMENT STRATEGY DRAWING

1. Ashley Pond
2. Civic Center
3. Main Street
4. Performing Arts Center (alternate locations)
5. East End
6. Science City
7. South Rim
8. Canyon Edge Park



B. THE MASTER PLAN

1. DEVELOPMENT STRATEGY

THE DRAWING ON THESE PAGES IS A PLAN DIAGRAM REPRESENTING THE GENERAL DEVELOPMENT strategy for Downtown Los Alamos. The strategy depends on replacing zoning with a new development code. It builds on the strength of both existing buildings and activities, and anticipates significant new private and public projects and investments. The basic approach is to intervene in key areas of Downtown with catalytic projects and expect extensive collateral development to follow. The overall process is incremental. It depends on the initial public/private projects being followed by others, infilled in-between them as market demand allows. In similar cases in other towns, experience has shown that when the initial projects are correctly scaled and positioned, infill takes place at rapid pace.

ASHLEY POND & CIVIC CENTER

Ashley Pond is currently Los Alamos' focus of public, civic and recreational activities. It will remain so in the future. The park will be expanded to encompass the entire block, creating a location for an open-air Farmers' Market pavilion and a bandshell for public concerts.

Downtown Civic and County government activities will be grouped around the Civic Center. All new Los Alamos County and School Board offices are shown as an addition to the existing County Municipal Building, sharing underground structured parking with existing facilities. A network of trails will be introduced to connect civic buildings in the historic cultural park surrounding Fuller Lodge. Surface parking lots will be relocated to head-in on-street parking, resulting in an expanded public park. The Los Alamos Inn area will be developed with both office and housing of various types placed in a resort hotel setting.

MAIN STREET / PERFORMING ARTS CENTER / TOWN PLAZA

The primary intention of the Master Plan is to adopt and strengthen the corner of Central Avenue and Main Street as the principal retail intersection in Downtown. Extending Main Street to Trinity Drive and beyond makes this intersection part of a 1000' north-south pedestrian-oriented retail street and directs the traffic of both Central and Trinity to support its vitality and economic viability. This new main street is lined by buildings with retail uses on the ground floor, offices or housing above. A medium-size box department store and a new 4-6 screen cinema anchor it on one end and the Town Plaza / Performing Arts Center on the other. Various Park Once facilities are located proximate to it to service all uses.

A Performing Arts Center and a Convention Facility has several possible locations, with one at the north end of Main Street to serve as a major attraction. The Performing Arts Center would act as an anchor for both the Main Street Corridor and the Downtown as a whole. The existing Post Office can house various retail uses, while the retail functions of the Post Office can be incorporated into the Performing Arts Center to generate a major daytime draw to the area. The Central Green is proposed to be redefined as a traditional Northern New Mexico plaza in the manner of Taos or Santa Fe, with many different uses accommodated in the lower and upper floors of the buildings surrounding it.

EAST END & SCIENCE CITY

Infill development, including attached housing, live/work units, and loft style housing will be located in the eastern portion of Downtown. A mid-block street pattern replaces the current system of linked parking lots. A key idea of the development strategy is to wrap the blocks in the East End with buildings, thus hiding parking in the middle of blocks and creating a more pedestrian-friendly downtown. The creation of a new Science City research and continuing education campus at the intersection of Central Avenue, Trinity Drive, and East Road serves as a gateway to the town. Its theme utilizes the history of Los Alamos to provide a recognizable identity for the town as a whole.

SOUTH RIM & CANYON EDGE PARK

The redevelopment of currently under-utilized land bordering Los Alamos Canyon will support an office campus, housing and public parkland. This area south of Trinity Drive and east of Main Street will be connected to the East End through a continuation of the street grid from north to south. The office campus is an ideal initiative for connecting LANL to the Downtown. The number of people working and living in the South Rim would be the generator of a new pedestrian, mixed-use Downtown. Much of the housing takes advantage of the location and views along the canyon rim. A new scenic drive running along the canyon edge frames the South Rim area and provides access to both the new development and the park at the edge of the canyon. This new Canyon Park maintains and enhances the natural beauty of Los Alamos, while providing increased pedestrian access to nature through sidewalks, trails and paths.